



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: April 22, 2019

Application:	<u>FP19-0005</u>: Townhomes at Fairfield Village, Forty-Sixth Plat		
Location:	In the vicinity of 168 th Place and Kimble Street		
Owner/Applicant:	Gary Jones, Fairfield Courts, LLC		
Engineer:	Tim Tucker, P.E., Phelps Engineering, Inc.		
Staff Contact:	Joshua Gentzler, Planning Intern		
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Total Area:	<u>.75 Acres</u>	Proposed Use:	<u>Multifamily Residential</u>
Current Zoning:	<u>RP-3</u>	Units/Lots:	<u>6</u>
		Tracts:	<u>1</u>

1. Comments:

This is a request for approval of a minor plat for Townhomes at Fairfield Village, Forty-Sixth Plat (a resurvey and replat of Tract H, The Courts at Fairfield Village, Sixth Plat), on 0.75± acres, located in the vicinity of 168th Place and Kimble Street.

The rezoning and preliminary site development plan (RZ-07-008) for The Courts at Fairfield Village and final plat (P-17-048) were approved in 2007.

As the townhomes are complete, the existing lots are replatted for the sale of the individual units.

No public easement or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.



Aerial of Site (site outlined in blue)



Photo of Site from Kimble Street

2. Final Plat Review

- a. **Lots/Tracts** – The replat includes six (6) lots for two buildings each with three (3) individual but attached villa units.

The layout of the units is consistent with the approved final plat.

The proposed lots exceed the minimum lot area of 3,000 square feet as required for RP-3 Districts and vary in size from approximately 3,500 square feet to approximately 4,800 square feet.

- b. **Utilities/Municipal Services** – The property is located in the Johnson County Wastewater Sewer and the WaterOne service areas.
- c. **Streets** – All units will have access to internal private drives, within Tract A, which will connect to 167th Terrace, which is a part of the public street network.
- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.
- e. **Landscaping/Tree Preservation** – Per stipulation e of P-17-048, “Prior to recording the final plat, a street tree and master landscape plan shall be submitted in accordance with Unified Development Ordinance (UDO) 18.30.130 G. Such trees shall be planted at the completion of each phase of development.”
- f. **Amenities** – The plat shows a trail which will be built to the south of the property.

3. Staff Recommendation:

Staff recommends approval of FP19-0005 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.
- b. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- c. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- d. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
- e. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.